



2 White Lodge

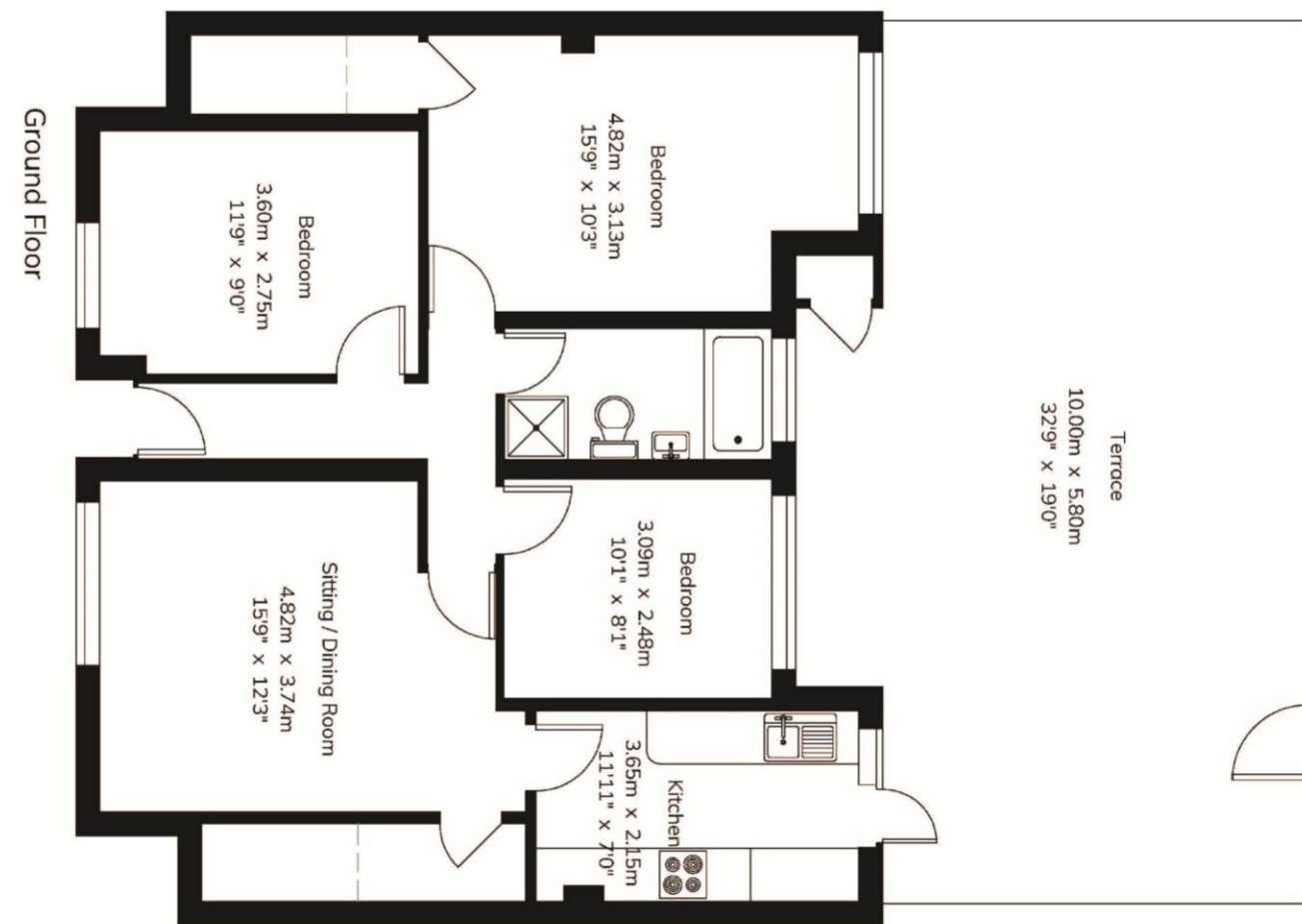
Lansdowne Road, TN1 2NN

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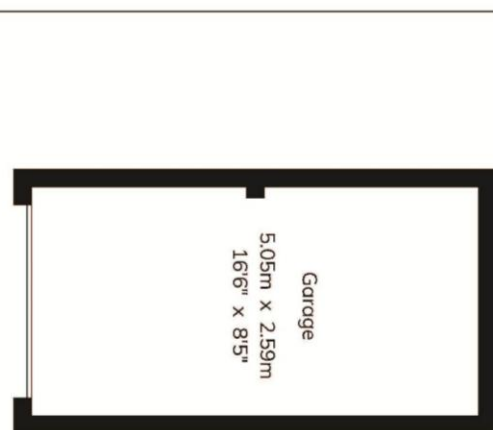
Refurbished and beautifully presented ground floor apartment in an ideal situation within walking distance to the town, Dunorlan Park and St. James Primary School. The property is being sold with brand new kitchen and bathroom, has been decorated throughout. Presentation includes wooden flooring, marble tiles to the bathroom. The apartment has its own access to a private garden, parking and garage.

Hall, Sitting/Dining Room, Fitted Kitchen, 2 Bedrooms, Office/ Bedroom 3, Bathroom, Gas Fired Central Heating, Double Glazed Windows, own Private Garden, Parking and Garage.

Guide price £395,000 Share of Freehold *No Forward Chain*



2 White Lodge
Gross Internal Area : 90.0 sq.m (968 sq.ft.)



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

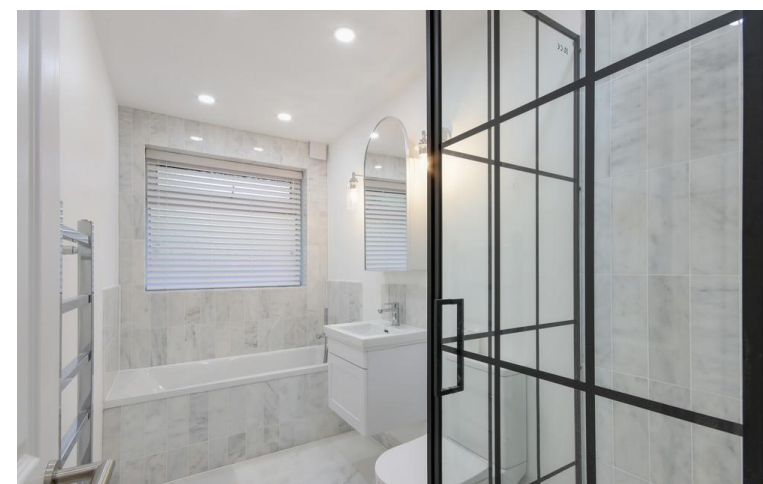
www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Beautifully presented refurbished ground floor apartment with its own garden and garage within walking distance to the town centre and St James' Primary School.
- ◆ The property is being sold with the benefit of No Forward Chain.
- ◆ Own front door into hall, modern recessed light and radiator.
- ◆ Sitting room with large window to front, modern recessed ceiling lights and continuation of wooden flooring, door to a useful utility cupboard with plumbing for washing machine.
- ◆ Kitchen arranged with extensive worksurfaces to include a two person breakfast bar, ceramic sink and drainer with mixer tap.
- ◆ Comprehensive range of cupboards and drawers including matching wall mounted cupboard and display shelving.
- ◆ Appliances include integrated fridge and freezer, dishwasher, induction hob with double oven beneath and concealed extractor above, cupboard housing Worcester Gas Fired boiler providing heating and domestic hot water, window and door out to private garden.



- ◆ Double bedroom 1 features a large window overlooking its own garden and a wall storage cupboard, continuation of the flooring, double radiator, and modern recessed lighting.
- ◆ Bedroom 2 faces the front with double radiator.
- ◆ Office/bedroom 3 features a low silled picture window overlooking the rear garden.
- ◆ Bathroom newly fitted with marble tiled flooring, panelled bath with shower attachment, washbasin with vanity cupboard beneath, low level WC, shower cubicle with drench head and separate handheld showers, mirrored wall cabinet, recessed and wall mounted lighting, and chrome towel rail radiator.

Outside

- ◆ Direct access to a brick paved private garden with attractive horizontal fenced boundaries and raised borders.
- ◆ External power point and lighting, outside tap and storage cupboard.
- ◆ Gate leads to a communal lawned area for the enjoyment of residents and beyond to a garage in a in a block with up and over doors.

Location

- ◆ A convenient and central and location within walking distance of St James Primary School, St James Church, Drs Surgery, Dunorlan Park, 5 minutes into town centre and 0.5 miles to the mainline station.

Practicalities

- ◆ The property has been refurbished and benefits from gas fired central heating, double glazed windows throughout, brand new bathrooms and newly fitted integrated kitchen, decorated to a high standard.
- ◆ Share of Freehold
- ◆ Service Charge £670.00 per annum collected twice yearly (includes £68 optional window cleaning).
- ◆ Buildings insurance charged separately £208 per annum.

Viewing

Strictly by appointment through sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

